

## Land Development Code 2<sup>nd</sup> Quarterly Update Issues Matrix

The following matrix includes all the issues to be considered in the Second Quarterly Update. The issues are divided into three sets. The first set of issues include minor format and reference corrections. The second set of issues titled “consistency issues” include various proposed changes that will clarify inconsistencies in the regulations and improve implementation of existing city policies. The third set of issues include various policy or procedural issues identified by staff to be incorporated into this update.

Issue No.	LDC Section	Description
<i>Minor Format and Reference Corrections</i>		
1.	113.0103	Definition of Sign. Change “public place” to “public right-of-way” to be consistent throughout the LDC.
2.	113.0234(b)	Edit Diagram 113.020 and corresponding text to clarify when porches and balconies are included in gross floor area.
3.	113.0273(c)	Edit Diagram 113.0273, Measuring Visibility Area to show clarifying symbols, i.e., property line, centerline of the street, setback lines.
4.	121.0309(c)	Edit reference from “Director of Development Services” to “Planning and Development Review Director”.
5.	126.0704(a)(2)	Coastal Development Permit Exemptions. Reference to Map C-730.1 is incorrect. It should be Map C-731 filed in the office of the City Clerk (not County Recorder).
6.	126.0708	CDP Findings. Reorganize findings to clarify the findings that apply to all projects and those that apply to projects with ESL within the COZ. This would make organization of CDP findings consistent with all other development permits.
7.	127.0106(d)	Italicize the terms “structures” and “previously conforming” because these are both defined terms.
8.	127.0107	Italicize the term “previously conforming” because it is a defined term.
9.	131.0125(b)(2)	Accessory Use Regulations for All Base Zones. Clarify that the accessory use must comply with the use and development regulations of zones where permitted.
10.	131.033	The LDC contains no reference to the Del Mar Mesa Specific Plan which established different development regulations for the community. Add subsection (d) to reference the DMMSP. Also edit sections 131.0340(a)(4) to include the rural cluster exemption of the DMMSP and edit Planned Development Permit regulations by adding a reference to the DMMSP.

Issue No.	LDC Section	Description
11.	131.0622	Add a "P" to the "Agriculture related supplies and equipment" use in the IH-1-1 zone. It was inadvertently left blank.
12.	132.0402	Table 132-04A shows that there are "NONE" supplemental development regulations that apply to coastal development that is exempted by Section 126.0704. Edit section of cite ESL as well as use and development regulations of the base zone.
13.	132.0403	The title of Section 132.0403 reads "Supplemental Use Regulations of the Coastal Overlay Zone." The term "Use" was erroneously used, it should just read "Supplemental Regulations of the Coastal Overlay Zone".
14.	132.1402	The College CPIOZ was rescinded when the College Community Master Plan was adopted in 1993. Delete this reference in Table 132-14A and Diagram 132-14B.
15.	142.0134	Delete the reference to reinforced earth or structurally enhanced fill slopes to be considered retaining walls.
16.	142.0310(c)(3)	Clarify Diagram 142-03C to show the amount of open and closed portions of the fence as it is placed farther from the front property line.
17.	142.0310(e)	Fence Height Outside of Required Yards. Correct inconsistency between (e)(1) and (e)(2) for fence height in commercial and industrial zones (12 feet) by deleting the exemption in (e)(2)(C).
18.	142.0340(c)(3)	Add a reference to the already existing Diagram 142-03B to clarify the horizontal and vertical offset requirement.
19.	142.0510(f)	Add a previous code amendment dealing with allowing required parking to encroach into front or street side yards if the garage was converted to habitable space prior to Jan 1, 1992. This section was inadvertently left out during the re-drafting of the LDC.
20.	142.0530(a) and (b)	Tables 142-05D and 142-05E have transposed the CR-2-1 zones as the CR-1-2 zones. CR-1-2 zones do not exist.
21.	142.0530(a) and (b)	Table 142.05D does not utilize footnote 4 referencing the Coastal Overlay Zone and Table 142.05E does not utilize footnote 5 referencing the Beach impact area.
22.	142.0560(c)	Correct the spelling of "frstaurant" in Diagram 142-05B.
<i>Consistency Corrections</i>		
23.	113.0228	Determining Existing Grade. Include the March 4, 1972 date for determining existing to the Coastal Overlay Zone.
24.	131.0112(a) (10)(B)	Amend the description of Light Manufacturing to be consistent with the former zoning code, by not excluding the term "radioactive materials".

Issue No.	LDC Section	Description
25.	131.0448	Accessory Uses and Structures in Residential Zones. Amend section to clarify when and how much accessory structures can encroach into required yards.
26.	131.0631	Increase the maximum allowable Floor Area Ratio in the IP, IL, and IH zones from 1.0 to 2.0. Industrial zone FAR's were decreased during the Zoning Code Update without much analysis and the need for higher industrial FAR's has occurred.
27.	141.0306(I)	Parking requirement for guest quarters. The LDC does not require additional parking spaces for guest quarters, add a 1 space requirement.
28.	141.0405(e)(4)	Amend separately regulated use regulations for satellite antenna to allow them in Industrial zones if they are accessory to the primary use.
29.	142.1210(a)(1) (D)	Public interest messages. Clarify that public interest messages on signs are sponsored by non-profit or charitable organizations. The current language is unclear as to who can sponsor public interest messages.
30.	143.0410(a)(3) (C)	Edit Section to state that a PDP can be used to deviate from residential density when the Land Use Plan calls for it.
31.	142.0133	Slope Gradient. Delete subsection (d) allowing 1½:1 cut slopes.
32.	LDM-Historical	Revise Historical Guidelines section on How is Curation Accomplished. The proposed edits would provide flexibility by allowing the applicant/property owner and the consultant to establish arrangements for curation on a case by case basis.
<i>Additional Issues</i>		
33.	131.0422 & 141.0405	Telecommunication Facilities. Add section for General Rules For Telecommunication Facilities and requirement for NUP for facilities on residentially zoned property with non-residential uses.
34.	125.0530, 125.0540, 125.0630 and 125.0640	Subdivision Procedures for Parcel and Final Maps. Amend sections to allow the City Engineer to ministerially approve final maps to be consistent with the recent amendments to the state Subdivision Map Act.
35.	113.0103 and 143.0145	Floodplain Regulations. Amend definitions and regulations for floodplains to incorporate regulations for Council Policy 600-14 and reference changes to the FEMA study.
36.	103.0612	Amend the Carmel Valley PDO to change the parking ratio from 3.0 to 4.0 per 1,000 square feet of gross floor area for business and professional offices/government/regional and corporate headquarters in the employment center zone.
37.	132.1002	Update the Transit Area Overlay Zone maps to include additional areas where transit service has been expanded.